



## Summary of comments from Broadway Revitalization Open House Monday, May 24, 2004

Total respondents: 9 - 10

Was the meeting informative? 6 Yes ; 0 No  
Did you feel that your concerns were heard and/or recorded? 2 Yes; 4 No

Written comments from comment forms and station notepads:

- Strategy/Vision Station

Broadway/Capitol Hill is Seattle's densest neighborhood, yet for many blocks, the development is more appropriate for a neighborhood like Madrona than for Capitol Hill. Density/height should be increased on Broadway to reflect not only the true size of the residential population in the immediate vicinity, but also to accommodate increasing pedestrian traffic once light rail is built.

I am interested in the idea of business and social services and law enforcement working together.

Comment for utilities dept – Dumpsters always on sidewalk St. E. Harrison at intersection St. Broadway & E. Harrison both east and west sides. This is a real turn-off for development.

I would like to see more quantifiable information as to why the City thinks each of these proposals will result in revitalization. Not just based on a surface comparison of districts and their current zoning. Where have each of these strategies worked when implemented in other neighborhoods both in Seattle and in other cities around the country.

Neighborhood is against UpZoning!!! Other change could be possible

- 1) Get rid of split zoning
- 2) Small change in parking (to 1.0)
- 3) Small change in Open Space to 10
- 4) Eliminate two half blocks of lot coverage

But not UP Zoning!!!

You didn't respond to comments in the December meeting. Too much emphasis on zoning.



- Residential Parking Station

I support reducing the residential parking requirement. This neighborhood relies on transit and car sharing (Flex car) to a greater extent than any other in the city. If a car-free or car-independent lifestyle can't work on Capitol Hill, it's difficult to see where else it would succeed in the city.

I do not support a decrease to .8 spaces per unit. But I would support a decrease to 1 per unit.

I would like the City to invest in parking facilities to support our neighborhood business district. This would encourage redevelopment of surface lots and help overcome the current pricing issues. I also would like to see more work done to try to implement the long-term offsite parking strategies recommended by our neighborhood plan. I'm okay with reducing the number of spaces per unit. I would like to see leasing of parking spaces to off-site users made legal.

Parking issues between businesses and residents is hard enough. This will make it even worse.

Current parking of .8 doesn't represent demand. It represents supply. This was debated in Neighborhood planning and no change was recommended. If change is made, maybe a smaller change to 10 should be done.

- Residential Amenities Station

Open Space. This was left out!! Capital Hill has a shortage. This goes too far. This is not downtown.

I would support a decrease from 20% to 10%, but feel that there are already many ways a developer can mediate this amenity.

Do any of those other cities require greater open space areas? I'd support a decrease in parking requirement over a decrease in your space of 50%.

Little money for amenities.

Very little money for amenities.

- Height Station

Yes – Increase height limits on Broadway. One or two story development does not make sense for the densest neighborhood in Seattle.

At this time I am still against height increases on Broadway. I understand the difficulties this may pose in redevelopment but I do not believe that redevelopment will “fix” the problems our business community currently faces.



No discussion on weight and bulk of buildings. Not listening to community concerns.

Require transparent windows on street level – (not just bogus “boxes” for advertising).

There’s been no demonstration or convincing argument for beneficial effects of height increases. Redevelopment will be on a ½ block – full block scale, most likely, and the current fine scale that makes Broadway an attractive street will be lost.

Voted down in neighborhood planning by 70% to 30%.

Up Zoning was overwhelmingly voted down in Neighborhood Planning. (70% to 30%). Increases could be done on case-by-case basis in exchange for other benefits.

- Split Zoning Station

I am not in favor of increased building heights on Broadway at this time. I would like to see other issues addressed first and more creatively such as finding ways to make the split zoning work for Broadway.

At this time I am still against increased building heights on Broadway. I would consider it on a case-by-case basis.

The charm of Broadway is the human scale feel, the small shops and the sky. Thus changing the current zoning would only serve to increase the height on Broadway.

You are keeping split zoning east of Broadway and just raising the height.

Getting rid of split zoning would be OK, if it could be done in a way that would protect adjacent property owners.

- Public Safety Station

I would like to see more creative solutions to dealing with public health issues than just arresting people; I speak particularly about substance abusers, homeless and the mentally ill. The current city, county and state policies are not doing enough to address these needs and we are paying too much for criminal justice and imprisonment.

I support the bike squad on Capitol Hill.

Need more effort.

Very little effort in this area (This is a major problem).



- Retail Station

Need more detailed demographics

I think bringing more business office space to Broadway could help expand the customer base and change the type of shoppers on Broadway for the better.

Get “real” businesses – Keep Fred Meyer!!! (True Value)

I feel it is extremely important to have a retail mix, dry cleaners, barber, pharmacy, grocery, bakery, hardware, benches for senior citizens, and drinking fountains. There used to be lots of street performers, now it is mostly restaurants with loud terrible Muzak. We need variety and festive air.

This effort will not have much of an impact on helping retail.

Again, little effort in this area. Should address ways to help retailers.

- Other

Broadway would benefit most, I believe, from having a larger contingent of residents living above the street. A higher percentage of local (within 3 blocks) residents would help with “broken window” issues, such as graffiti or vandalism. Today, too many people in this neighborhood at any given time look the other way when an act of vandalism happens. I think having more long term residents (condo owners, apartment dwellers) would immeasurably help this problem.

There is enough redevelopment and rebuilding already in the works (i.e. US Bank site, QFC, North anchor, around station).

The Revitalization effort is still weighed too much towards redevelopment and zoning.